



7 Woodlake Close, West Canford Heath Poole BH17 9FE

A two bedroom end of terrace home located on this ever popular cul-de-sac development offered for sale with no forward chain, ideal first time buy. Early viewing recommended.

EPC: TBC **Council Tax Band:** C **Price:** £275,000 Freehold







Key Features

- TWO BEDROOMS
- CLOAKROOM
- LOUNGE/DINING ROOM
- KITCHEN
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- TWO ALLOCATED PARKING SPACES
- SOUTH FACING REAR GARDEN
- NO FORWARD CHAIN
- CUL-DE-SAC LOCATION

The Property

Located at the head of a sought after cul-de-sac, from a covered porch a composite front door leads to the entrance hall where on the left hand side, one will find a downstairs cloakroom. Moving straight ahead, access is made to the lounge/dining room which has a sliding double glazed patio door leading out to the garden. To complete the picture on the ground floor, there is a fitted kitchen including a wall mounted Vaillant gas boiler.

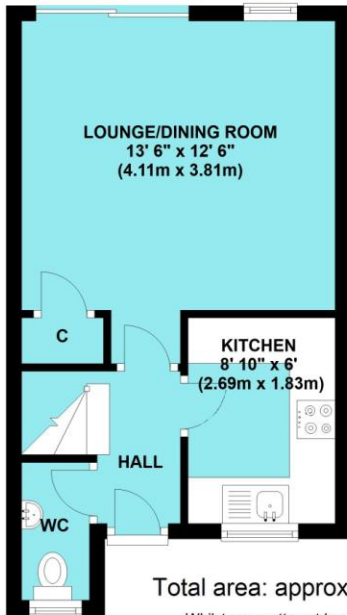
On the first floor landing there is an access hatch to the loft space, together with two bedrooms, a bathroom and an airing cupboard housing a pre-lagged hot water tank.

Externally, there is an open plan front garden together with a well-stocked south facing rear garden. The property benefits from two allocated parking spaces.



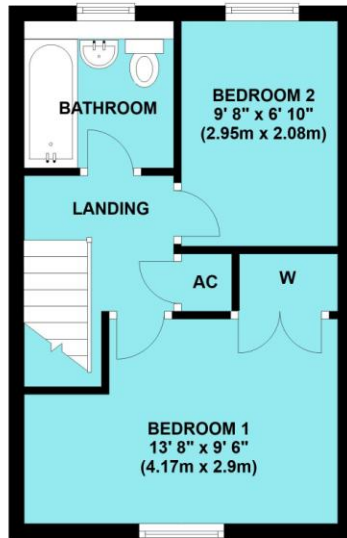
Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 54.6 sq. metres (588.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	88
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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